

# THE CITY OF HARRISBURG

## REQUEST FOR QUALIFICATIONS

### THE NATIONAL MUSEUM OF AFRICAN-AMERICAN HISTORY



Stephen R. Reed, Mayor

**Issued: Spring 2004**

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**REQUEST FOR QUALIFICATIONS**  
**The National Museum of African-American History**

Section 1

**INVITATION FOR BIDS**

The City of Harrisburg, Pennsylvania, invites responses for the Architectural Design, Exhibit Design, Construction Management and Engineering phase for the construction of the National Museum of African-American History (NMAAH). Prospective firms are invited to submit their qualifications and previous project experience for the project captioned above. The City is considering only those firms having experience in the design or construction of Museum facilities.

Section 2

**CITY OF HARRISBURG**

Harrisburg has been the capital of the Commonwealth of Pennsylvania since 1810 and its human history dates back at least for eight thousand years of Native American settlement. European settlers first established permanent structures in 1710 to develop a trading post for exchange of furs and other goods between Native Americans and European traders. Harrisburg was designated a borough in April of 1791 and on March 19, 1860, the Legislature authorized the incorporation of Harrisburg as a city.

Like many older Northeastern cities, out migration of businesses, jobs and population starting in the 1950's caused Harrisburg to suffer. When Mayor Stephen R. Reed began his tenure as Mayor in 1982, he brought with him an aggressive economic development plan and other initiatives to turn Harrisburg around. Over the subsequent 21 years, Harrisburg has experienced an historic resurgence and has laid a foundation for further growth into the 21<sup>st</sup> Century. In the period of 1982 through 2003, Harrisburg's efforts have produced major success. Over \$3.3 billion in new investment has occurred, involving over 30,000 building permits for both

new construction and the rehabilitation of existing structures. The number of businesses has increased from 1,908 in 1981 to over 5,700. The number of City residents employed has increased 25%. Harrisburg's progress has received both national and state recognition and Harrisburg has been cited as an example of an urban community that has achieved major gains against difficult odds. The future of the City is today very bright. Tourism, considered a most unlikely prospect as a part of the City's economy even ten years ago, has rapidly emerged as a major source of investment, jobs, special events, and economic stimulus. In the past five years the City has added the National Civil War Museum, the Whitaker Center for Science and the Arts, the Olewine Nature Center, the Susquehanna Art Museum, the Danzante Cultural Center, the Pennsylvania National Fire Museum and other splendid facilities, and will undergo construction on Harrisburg City Island of the National Sports Hall of Fame. The expansion and upgrade of RiverSide Stadium, newly renamed as Commerce Bank Park, home to minor league professional baseball, and the adjacent Skyline Sports Complex, home to outdoor professional soccer and minor league professional football, is also being advanced, as other projects.

### Section 3

#### PROJECT OVERVIEW

The initially proposed site for the National Museum for African-American History is located in an area formerly known as the Capitol Extension Area. This area was to be developed as part of Commonwealth's expansion, before the Commonwealth decided to locate their new facilities in Downtown Harrisburg. North Sixth Street was formerly known as "Ridge Road." The buildings in the 1000 block of North Sixth Street that are being considered for development as the National Museum for African-American History (NMAAH) are ripe with Harrisburg History.

The landmark building at 1000 N. Sixth Street was built as the parsonage for the old Ridge Church and dates back to 1865. The Rev. Silas C. Swallow, a fiery prohibitionist and notable for being the only Harrisburger to run for both president and governor, was once a resident of 1000 N. 6<sup>th</sup> Street. The church used this Dutch Queen Anne style manse until the 1920's. Later, for about 25 years, this building was the site of the Charles W. Curtis Funeral Home, which folded in the 1960's and has been vacant since 1967. At 1002 N. 6<sup>th</sup> Street, John E. Daniel, a telegrapher for the old Pennsylvania

Railroad, constructed his home in 1883. The first floor was turned into a storefront and has housed a barbershop since the 1930's. Also around 1883, dry goods merchant and milliners Frank and Eleanor Hess constructed an elegant French Second Empire home at 1006 N. 6th St. In 1910, it became the residence of leather merchant Levi Cohn who, it is believed, added the small storefront at 1004 for his shop. This building later had notoriety as the Fame Lunch and is currently the Jackson House Restaurant. In 1880, the one story Gothic Church at 1012 N. 6<sup>th</sup> Street was dedicated. In 1912 it was remodeled from a two-story to a one-story building, then finally sold to the Bethel Congregation, when the Ridge Church disbanded. In 1997, the Bethel A.M.E. Church was demolished after it was destroyed by a fire a few years earlier.

The renovation and construction project services include, but are not limited to, the following:

- Architectural
- Structural engineering
- Mechanical and electrical engineering
- Theatre
- Acoustic
- Museum and exhibits design
- Library and Archives
- Vertical movement
- Graphics/Signage
- Plumbing and Fire protection
- Interior design
- Landscape architecture
- Construction Management, Cost Estimating and Bid Specification Preparation

The scope of work may include additions to the above list and proposers should keep that in mind.

## Section 4

### REQUIREMENTS FOR SUBMISSION

Respondents are requested to submit five (5) bound originals of their firm's credentials including Firm History, List of Personnel, List of Consultants, List of Significant Past Projects and specifically other Museum Projects, List of References, and a Narrative on understanding the project scope. Responses can involve joint submission from a team representing some or all of the disciplines for which this project is seeking responses.

The proposers must submit at least one conceptual design of the proposed improvements, consisting of plan and elevation sketches, drawings, artist renderings or any visual or other media that respondent believes enables the City to understand and evaluate the concepts.

The successful respondent must also include information to enable the City to evaluate the potential cost of the Architectural, Engineering, Exhibit Design and Construction Management services to be provided. The respondent may submit, for example, an estimate of time to successfully complete project work, a schedule of hourly rates for its key personnel, an accurate estimate of the percentage of construction cost for the services based on previous jobs, a lump sum, or any information that will provide cost data for evaluation.

The successful respondent will be required to provide project specific pricing prior to entering into a contract with the City.

Proposers must participate in a mandatory walk-through of the proposed museum site that will be held on **June 18, 2004** beginning at 10 am.

## Section 5

### TIMELINE

For consideration, proposals must be received by the City of Harrisburg no later than **5:00 PM DST August 6, 2004**. Selection of a successful respondent(s) will be made by **mid-October 2004**.

Submissions must be in five (5) copies and can be mailed to the below listed person by or before **5:00 PM DST August 6, 2004:**

Louis D. Colón  
Project Manager  
Mayor's Office of Special Projects  
Rev. Dr. Martin Luther King, Jr.  
City Government Center  
10 North Second St., Suite 405  
Harrisburg, PA 17101  
717-255-3035  
717-255-6432 (Fax)  
**lcolon@cityofhbg.com**

## Section 6

### SELECTION CRITERIA

1. List of Projects: Experience in the design, engineering, exhibit design and construction management of Museums. Materials should be submitted to identify past projects, provide descriptions of, and accurately explain your role in those projects.
2. Past Performance: This is an important criterion, which will tell us how you have performed under previous similar contracts. References, letters, and samples of previous work should be submitted with your response.
3. Ability to meet time requirements: Can you realistically meet the stated requirements (anticipated main construction starting in winter or early spring months) based upon your financial resources, past performance, management organization, other commitments and experience level?
4. Cost: Ability to perform the necessary tasks to complete the project in a cost effective manner. We wish to gain an understanding of cost and breakdown as well as any variable cost associated with travel, document reproduction, postage and shipping, telephone, etc.

5. City-based Businesses: It is the policy of the City of Harrisburg to place business, wherever possible, with entities already based in the City of Harrisburg. Preference will be given to teams including City based businesses. Preference will also be extended to Pennsylvania based companies.
6. Minority Business Enterprise/Women's Business Enterprise (MBE/WBE): It is the policy of the City of Harrisburg to actively encourage the inclusion of MBE/WBE firms on the proposer's project team. Absolute preference will be given to teams including MBE/WBEs, so long as there is past experience with museum or related projects.
7. Interview: The selection committee may shortlist qualified firms to be interviewed.

## Section 7

### CONTACTS:

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